

50 MULLER DR.

SAINT AUGUSTINE, FL 32084

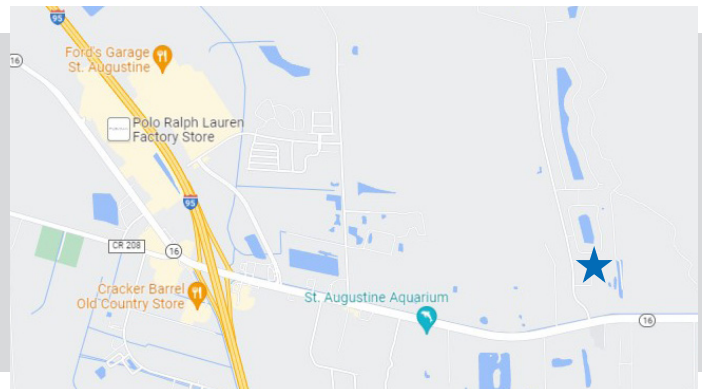
SR 16

Stratton Blvd

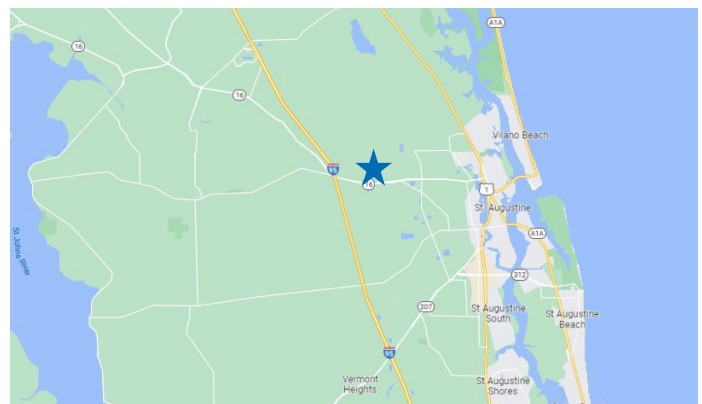


±1,500 - ±15,000 SF WAREHOUSE AVAILABLE FOR LEASE

Zoning: Commercial Warehouse
Power: 208v, 3 Phase
Grade level loading (12' x 14')
18' clear height
Easy access to I-95 and US-1
Available Q1-2023



ASKING RENT: \$13 PER SF/NNN



For further information, please contact our exclusive agents:
Colby Sims Industrial Specialist
csims@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

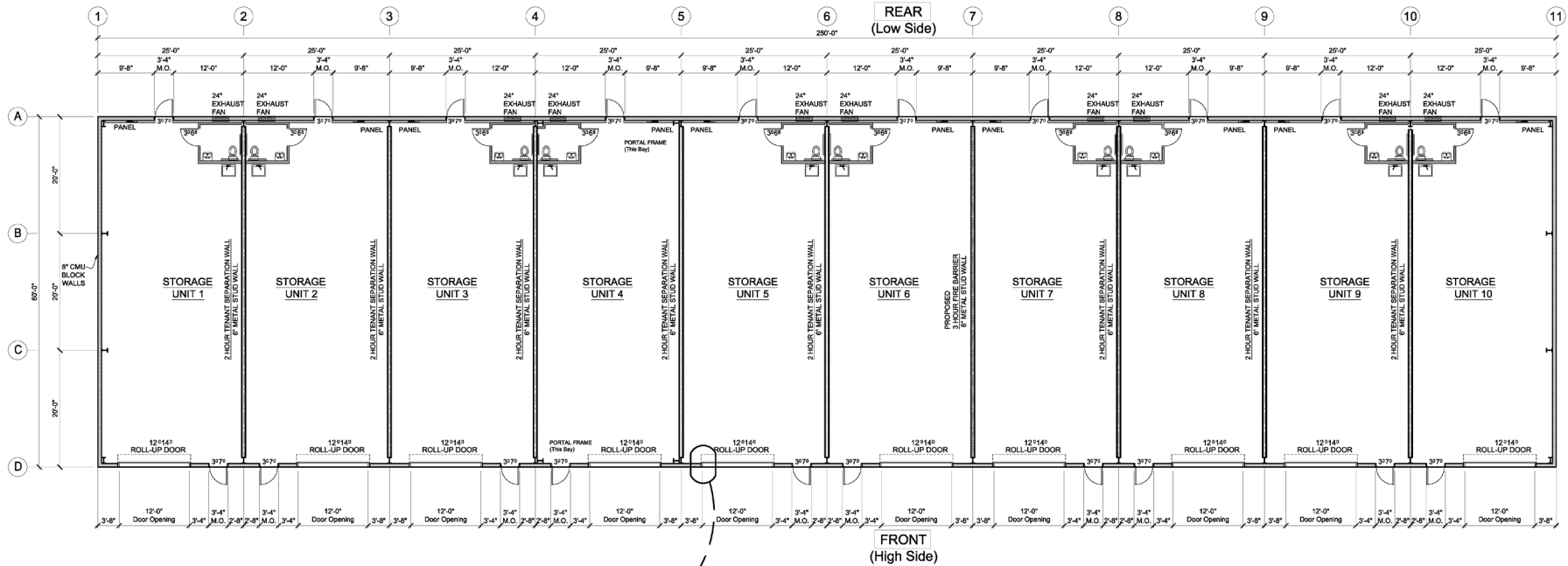
Building Plans

50 Muller Dr. | Saint Augustine, FL 32084

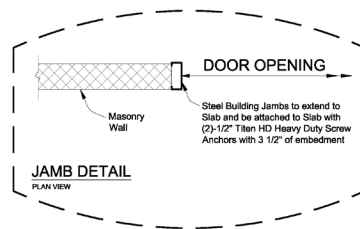


Building Plans

50 Muller Dr. | Saint Augustine, FL 32084



FLOOR PLAN
SCALE 1/8" = 1'-0"



WALL LEGEND	
[Symbol]	CMU BLOCK WALLS (2' High)
[Symbol]	METAL STUD WALL
[Symbol]	3 HOUR FIRE BARRIER
[Symbol]	6" METAL STUD WALL
[Symbol]	WOOD-FRAMED STUD WALLS

DIMENSION LEGEND	
[Symbol]	ROOM SIZES TO DRYWALL - 7'-2"
[Symbol]	BUILDING DIMENSIONS TO STUDS, MASONRY, OR OUT OF GIRT - 6'-8"

- CONSTRUCTION NOTES:**
- Restrooms and Tenant Separation Walls will not be provided at this time. They will be built individually for each Tenant. However, the 3 Hour Fire Barrier will be built at this time.
 - The 1 HOUR non-bearing Exterior Wall at Rear will also be provided at this time (See Section)
 - In slab plumbing will be provided at this time for both OPTION 1 and OPTION 2 Restroom Layouts.

JOB NAME:
New Building for:
Glenn Smith
Stratton Blvd.
St. Augustine, FL 32084

CONTRACTOR:

CERTIFICATION:
KEITH LAFAM, P.E.
PROFESSIONAL ENGINEER
NOT VALID WITHOUT
EMBOSSED SEAL.
LICENSE NUMBER: 33600

LAFAM
Design Group
STRUCTURAL ENGINEERING
904.797.3749 laflamdesign@aol.com 3125 U.S. 1 South
St. Augustine, FL 32086

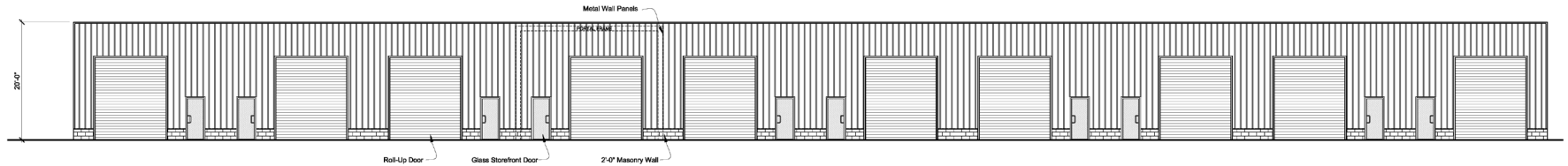
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DRAWN	MCD/TK
CHECKED	RCL
DATE	April 20, 2022
SCALE	NOTED
JOB NAME	

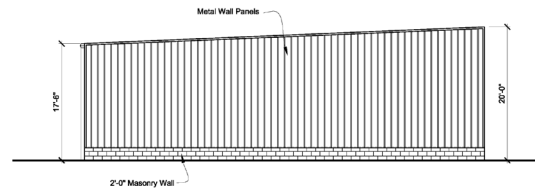
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SHEET
A1.1
2 of 7 SHEETS

Building Elevations

50 Muller Dr. | Saint Augustine, FL 32084

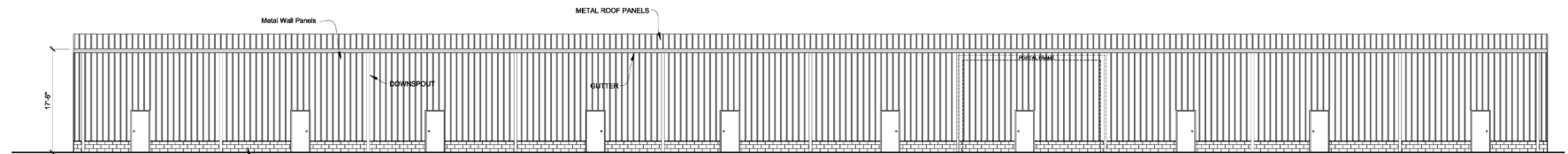


FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION (Similar)
SCALE 1/8" = 1'-0"

DISCLAIMER:
Architectural Elevations shown on this plan are an approximate view of the finished project. Actual Elevations may look different in field.



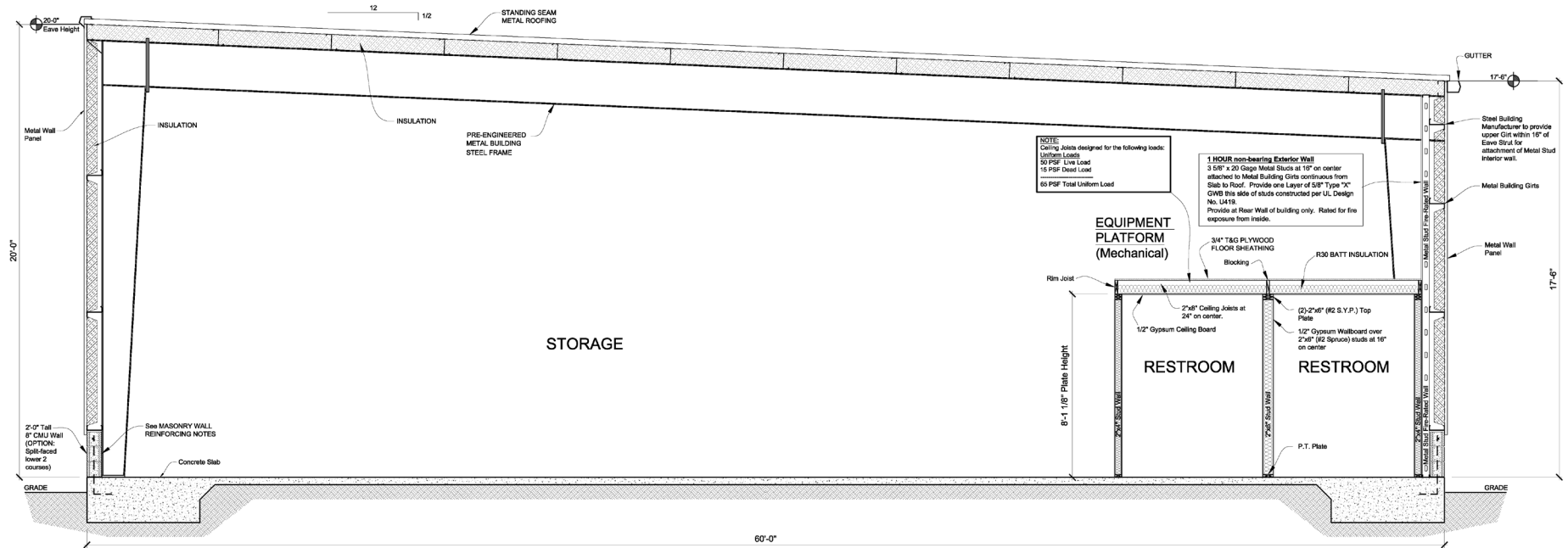
REAR ELEVATION
SCALE 1/8" = 1'-0"

<p>JOB NAME: New Building for: Glenn Smith Stratton Blvd. St. Augustine, FL 32084</p>	<p>CONTRACTOR:</p>	<p>CERTIFICATION: NETHI LAFLAM, P.E. PROFESSIONAL ENGINEER NOT VALID WITHOUT EMBOSSED SEAL</p>	<p>LAFLAM Design Group STRUCTURAL ENGINEERING</p> <p>904.797.3749 laflamdesign@aol.com 3125 U.S. 1 South St. Augustine, FL 32086</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	BY									<table border="1"> <tr> <td>DRAWN</td> <td>MCD TM</td> </tr> <tr> <td>CHECKED</td> <td>RKL</td> </tr> <tr> <td>DATE</td> <td>April 20, 2022</td> </tr> <tr> <td>SCALE</td> <td>NOTED</td> </tr> <tr> <td>JOB NAME</td> <td> </td> </tr> </table>	DRAWN	MCD TM	CHECKED	RKL	DATE	April 20, 2022	SCALE	NOTED	JOB NAME		<p>For Permit</p> <p>SHEET</p> <p>A2</p> <p>4 of 7 SHEETS</p>
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Building Plans

50 Muller Dr. | Saint Augustine, FL 32084



SIDEWALL SECTION
SCALE: 1/2" = 1'-0"
Portions omitted for clarity

RESTROOM FRAMING NOTES:

- WALL FRAMING:** Provide 2"x4" or 2"x6" Wood Framed Stud Walls as shown on Floor Plan. Provide (2)-2"x (#2 SYP) Top Plate, 2"x (#2 Spruce) Studs at 16" on center, and 2"x Pressure Treated Bottom Plate. Finish with 1/2" Gypsum Wallboard or Plywood. Walls to be 8'8" tall.
- DOOR HEADER:** Provide (2)-2"x8" (#2 SYP) with (1)-2"x4" (#2 Spruce) Jack Stud and (1)-2"x4" (#2 Spruce) King Stud
- CEILING FRAMING:** Provide 2"x8" Ceiling Framing at 24" on center to span ±7" maximum. Finish with 1/2" Gypsum Wallboard or Plywood inside the bathroom. Provide 3/4" T & G Plywood Floor Sheathing on top.

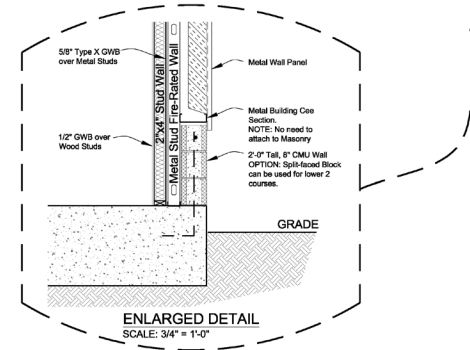
NOTE: This will be used for MECHANICAL AREA above the Restroom.

MASONRY WALL REINFORCING NOTES:

- Provide #5 Vertical Reinforcing in concrete filled cells continuous from footing to top of block. Locate at corners, jambs, ends, at locations shown on plan above, and at 48" on center elsewhere. Hook bar or epoxy set into footing below.
- Provide #5 Horizontal Reinforcing continuous in concrete filled knock-out web block at top of wall.
- Masonry wall to be concrete filled only at reinforcing above the slab.

MASONRY WALL NOTES:

Be careful of Masonry Opening size at Overhead Doors. The Steel Building Jambes extend and attach to slab at these locations. Be sure to enlarge the Masonry Openings as required to accommodate these Steel Building Jambes. See Jamb Detail.



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April 20, 2022	NOTED	NOTED

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5 of 7 SHEETS